



The Salisbury Planning Board held its regular meeting Tuesday, May 11, 2010, in the City Council Chamber at Salisbury City Hall at 4 p.m. with the following being present and absent:

PRESENT: Karen Alexander, Robert Cockerl, Richard Huffman, Carl Repsher, Bill Wagoner and Eldridge Williams

ABSENT: Herman Felton, Jr., Tommy Hairston, Benjamin Lynch, Albert Stout, (two appointments pending City Council decision)

STAFF: Dan Mikkelson, Preston Mitchell, and Diana Moghrabi

This meeting was digitally recorded for *Access 16* television by Jason Parks.

Robert Cockerl called the meeting to order and offered an invocation. The Planning Board adopted the agenda as submitted. The minutes of the April 27, 2010 meeting were approved.

NEW BUSINESS

A. District Map Amendment

- Staff Presentation
- Courtesy Hearing
- Board Discussion
- Statement of Consistency
- Recommendation to City Council

Preston Mitchell made a staff presentation. Mr. Mitchell explained some procedures for the benefit of the new members.

CD-04-2010

Belle Realty Development Co.
Liberty Square
Scott Redinger, Inc.
Unnumbered Calvin Avenue
Tax Map & Parcel(s) 331B173, 331B08202, 331B08203
Approximately 2.2 acres (3 parcels)

Request to amend the Land Development Ordinance and District Map by rezoning approximately 2.2 acres from GENERAL RESIDENTIAL (GR-6) and HIGHWAY BUSINESS (HB) to RESIDENTIAL MIXED-USE (RMX) and adopting a Conditional District Overlay to permit the development of Liberty Square, a 24-unit transitional housing development for veterans.

This property is located near Westridge Place Apartments behind the Salisbury Mall. The area is accessed from Jake Alexander Boulevard; onto Clancy Street; at the corner of Julia and Calvin Avenues.

Rezoning

- Split GR-6 / HB to RMX (light)
- CD Overlay

Adopt a new Conditional District Overlay to permit the development of 'Liberty Square'—consisting of 24 units plus one manager unit of transitional housing for veterans. They are asking for alternative design as part of their master plan. They are also asking to remove all uses other than their specific use. (Residential—the board added group home)

The RMX district permits a maximum of 18 dwelling units per acre; this petition proposes a density of 11.4 dwelling units per acre.

This plan proposes to an alternative to the requirement that at least 60 percent of a street fronting elevation be comprised of windows, doors, patios, and/or balconies. The development proposes 50 percent along Calvin Avenue and 43 percent along Julia Street.

Vision 2020 Comprehensive Plan statement on housing: "We see a multitude of housing choices, ranging from single-family homes, to townhouses, to garage apartments, to apartments over downtown shops or the neighborhood corner store. We see neighborhoods with several different well-designed housing types for all incomes where the elderly, young families, singles and others share experiences and help one another."

Policy N-19 of the *Vision 2020 Comprehensive Plan* states: Higher density housing projects, such as apartment complexes and condominium developments, should be located adjoining places of work, shopping and public transit. Access to such higher density housing shall not be through a lower density housing area. (This is a minor concern, but there is no other access to this site. However, there are only 25 units. Phase II of Westridge Place will bring vehicular access through the Mall property out on Statesville Boulevard in the future.) Higher density housing may often act as a transitional use between offices or shops and lower density housing.

Staff recommends that the petition is consistent with the Vision 2020 Plan. TRC voted unanimously in favor of recommending provisional approval, subject to:

- Addressing all technical comments
- Two (2) recommendations:
 - Additional architectural detailing to Calvin Avenue side of building to address dual entryways (They did that.)
 - Curb extension and taper from Calvin Avenue curb and gutter to Julia Street swale cross-section (They did provide a taper between those two cross-sections.)

No one from the public spoke in favor or in opposition of the project.

Scott Redinger, housing consultant working for RHA Health Services of High Point, and R. Jeffery Dalton of Rowhouse Architects, Inc., Asheville, NC, made a presentation on behalf of the petitioner. RHA Health Services has entered into an agreement /or working relationship with the VA Hospital. <http://www.rhahealthservices.org/> They had a community meeting explaining this project (which is a new model for RHA Health Services) at a local church.

The Salisbury VA Hospital was looking for developers and non-profit agencies that would work with them to develop a transitional housing community for homeless veterans who have been seen at the VA Hospital but who do not need to go into an assisted living community or into a nursing home. These veterans would need to have available housing where they could live for up to two years. During that time period, they would receive a variety of services to help them with their disability and help them with education and job training opportunities. This will not be a “licensed” facility. The VA will inspect the units on a regular basis.

NOTE: The Salisbury VA Hospital sees 465 homeless veterans a year that could possibly benefit from a community like this.

The architect pointed out the layout of the project. In addition to the suites, there are administrative offices, a laundry area, fitness area and common areas. The 300 square-foot units resemble a hotel suite with fully accessible handicapped bathrooms and a kitchenette (no cooking other than a microwave). This is a detailed design to maximize livability.

The Planning Board asked the representatives many details regarding the program. The VA provides a grant “per diem” program of \$34.40 per day through RHA Health Services for services. Residents are expected to work and pay rent while addressing their individual issues. Once they are able to live independently they can move out. This is not intended to be permanent housing (up to two years).

Karen Alexander made a request to bring group care facilities back into permitted uses for this project. Carl Repsher agreed. Group care facilities are permitted in RMX.

Karen Alexander made a MOTION recommending City Council approval. “The Planning Board finds and determines that CD-04-2010, Liberty Square, is consistent with the goals, objectives, and policies of the Vision 2020 Comprehensive Plan and hereby recommends approval.” Karen added that it is not totally consistent because of the access through the low density area, but it meets the objective. There is a precedent there. Ms. Alexander also added the recommendation of the RMX zoning with multifamily and group care facilities as designated uses. Carl Repsher seconded the motion with all members voting AYE. (6-0)

CD-04-2010 will go forward to the June 1 Council agenda with Planning Board's recommendation for approval. Due to a long application process, this project will not begin construction until the spring of 2012.

OTHER BOARD BUSINESS

Electronic agenda delivery is available at the following link.

<http://www.salisburync.gov/planningboard/pbfrontpage.html>

Two Planning Board appointments are yet to be made by City Council.

There will be a training session May 26 or June 2 at 7:30 a.m. for approximately two hours at the Plaza.

There being no further business to come before the Planning Board the meeting was adjourned at 5:05 p.m.

Robert Cockerl, Chair

Diana Moghrabi, Secretary